

025.B

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

563,900 / 563,900

USE VALUE:

563,900 / 563,900

ASSESSED:

563,900 / 563,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21		TROWBRIDGE ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: XING ZIZHUO		
Owner 2:		
Owner 3:		

Street 1: 21 TROWBRIDGE ST #1	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER		
Owner 1: GLADSTONE KAREN -		
Owner 2: -		
Street 1: 21 TROWBRIDGE ST #1		
Twn/Cty: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION		
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1155 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS		
Item	Code	Description
Z	R2	TWO FAMIL
o		water
n		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)		
Use Code	Description	LUC Fact
	No of Units	Depth / PriceUnits
		Unit Type
		Land Type
		LT Factor
		Base Value
102	Condo	0

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	560,600	3,300		563,900			154488
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/16/18		
							USER DEFINED		

PREVIOUS ASSESSMENT									Parcel ID	025.B-0001-0001.0	
Date		Time		Date		Time		Date		Time	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	102	FV	420,900	3300	.	.	424,200	424,200	Year End Roll	12/18/2019	
2019	102	FV	436,400	3300	.	.	439,700	439,700	Year End Roll	1/3/2019	
2018	102	FV	385,500	3300	.	.	388,800	388,800	Year End Roll	12/20/2017	
2017	102	FV	351,100	3300	.	.	354,400	354,400	Year End Roll	1/3/2017	
2016	102	FV	351,100	3300	.	.	354,400	354,400	Year End	1/4/2016	
2015	102	FV	324,100	3300	.	.	327,400	327,400	Year End Roll	12/11/2014	
2014	102	FV	309,200	3300	.	.	312,500	312,500	Year End Roll	12/16/2013	
2013	102	FV	309,200	3300	.	.	312,500	312,500		12/13/2012	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GLADSTONE KAREN	73011-215	2	7/29/2019		640,000	No	No	
GLADSTONE KAREN	31339-110		4/25/2000	Family		No	No	4
	19605-612		1/1/1989		120,000	No	No	P

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/15/2019		SQ Returned							MM	Mary M					
5/16/2018		Measured							DGM	D Mann					
5/6/2000									197	PATRIOT					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			643-8070, Building Number 1.									
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: BROWN				A Kits:	Rating:												
View / Desir: D - AVGD				Fpl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1914	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:	1 - 1st Floor												
Const Mod:				% Own:	40.000000000												
Lump Sum Adj:				Name:	105 - 7063												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	5	2	0						
Sec Int Wall:		%		Economic:		Additions:											
Partition: T - Typical				Special:		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		Baths:											
Sec Floors:		%		Total:	10.8 %	Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electrical:		Totals							
Subfloor:				Basic \$ / SQ:	295.00	Heating:		1	5	2							
Bsmnt Gar:				Size Adj.: 1.35000002		General:											
Electric: 3 - Typical				Const Adj.: 1.11066890													
Insulation: 2 - Typical				Adj \$ / SQ: 442.324													
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.10000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac:	NO	Adj Total: 628523													
% Com Wall		% Sprinkled:		Depreciation: 67880		Juris. Factor:		Before Depr: 486.56									
				Deprecated Total: 560642		Special Features: 0		Val/Su Net: 485.37									
						Final Total: 560600		Val/Su SzAd: 485.37									
MOBILE HOME				Rate	Parcel ID	Typ	Date	Sale Price									
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		10X20	A	AV	1914	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300									
IMAGE 																	
AssessPro Patriot Properties, Inc																	